

MEMO

To: Chairman Whitehead & Zoning Code Rewrite Task Force
From: Dana Burkhardt, Interim Zoning Administrator
Date: October 30, 2013
RE: Permitted Uses and Standards for Special/Conditional Uses

The purpose of this agenda item is to discuss and provide direction on the proposed Uses Permitted by right and Special Use regulations. Attached, you will find the draft Zoning District Articles including the associated land use tables broken out for each land use category, ie Commercial, Industrial, Residential, etc. These drafts are not complete revisions from the Module review comments provided by the Task Force, thus far. They are working drafts updated to reflect the higher level direction provided for Module 1, Table 5. For example, the drafts do not reflect the modification of zoning districts, such as the residential districts identified at the October 16 Task Force Meeting, or the revisions to the Open Space Districts previously discussed. That said, the uses listed in Module 1, Table 5 will not significantly change as they are typical uses common to most all communities. However, the land use classifications in which the uses are allowed are part of this ongoing discussion.

Staff would like general direction from the Task Force on the format of the listed uses. We would also like to confirm if certain uses should be expanded, eliminated, relaxed or further regulated in certain land use categories. There are certain types of uses, such as Non-chartered financial institutions (check cashing) and pawn shops, which are noted to require distance separations from one another and from other sensitive uses. The Task Force should consider the following:

- 1) Are the uses appropriate for the Zoning Districts or land use classifications as shown?
- 2) Are the review and approval procedures (Permitted, Conditional Use Permit, Minor Use Permit, etc.) generally appropriate for the types of uses in each Zoning District?
- 3) Do some uses warrant less regulation and be permitted by right, or more regulated?
- 4) Are there additional uses that should be considered?

The minimum zoning district lot and development standards contained in the drafts have not been completely updated. The Task Force will have the opportunity to review at the time of the first complete Public Review draft, in late November, early December.

Finally, I have attached a blank spreadsheet template for Task Force and Stakeholders to submit additional comments that were not identified in the Module 1 review comments. Please email your comments on these documents on or before November 7th to be added to the draft Module review matrix.

